

City Heights Senior Living 4400 Nuckols Crossing Road

Neighborhood Plan Amendment
NPA-2016-0014.01.SH

Rezoning
C14-2017-0010

Nuckols Crossing NPA & Rezoning

City of Austin Planning Commission – July 28, 2020

Throuwer Design

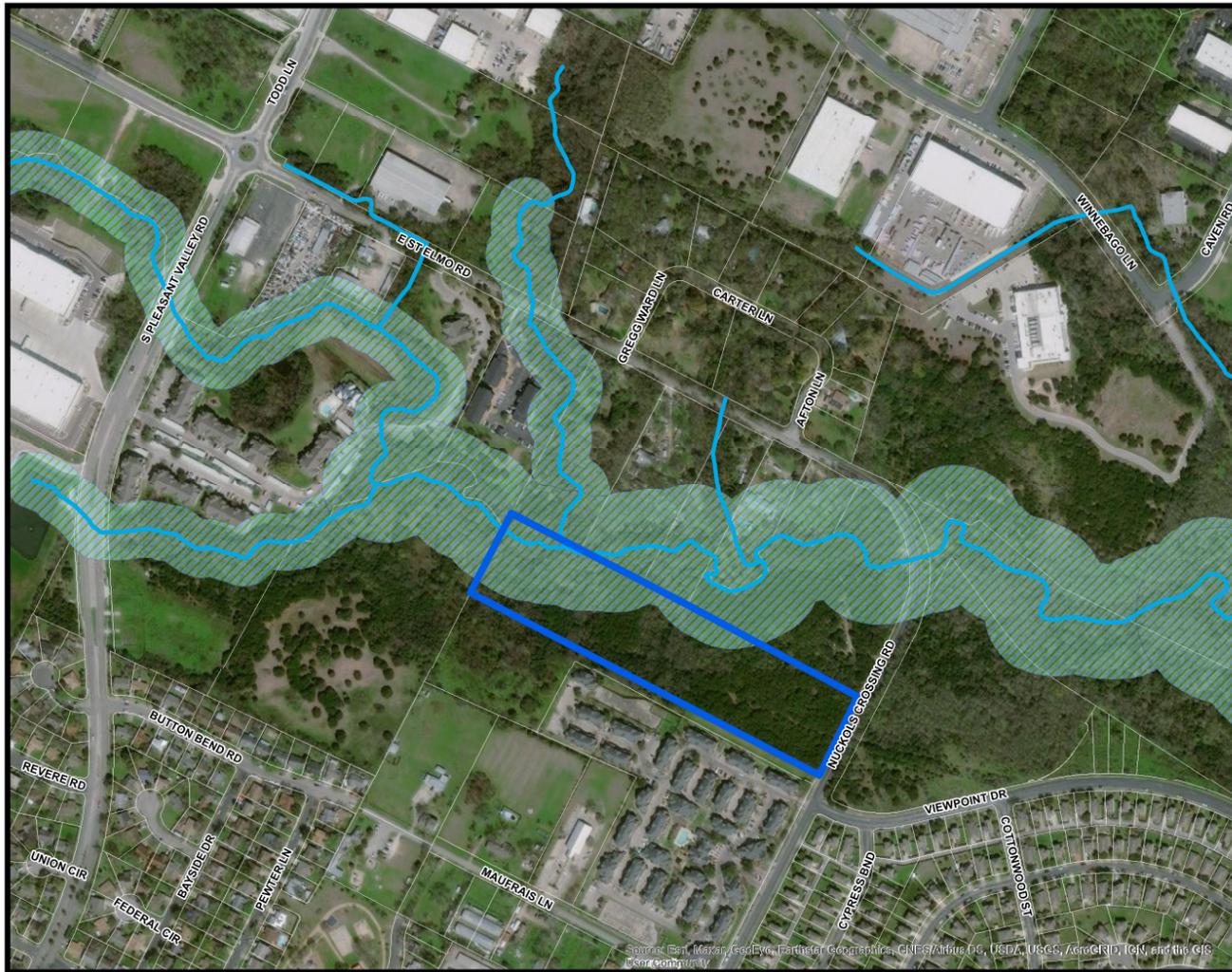
LAND PLANNERS

Planning Commission – April 2018

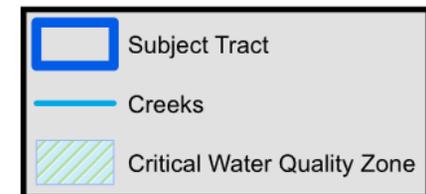
Pause to address:

1. Safe driveway access to the property
2. Opportunity for an Affordable development at this location





10 acres
Undeveloped



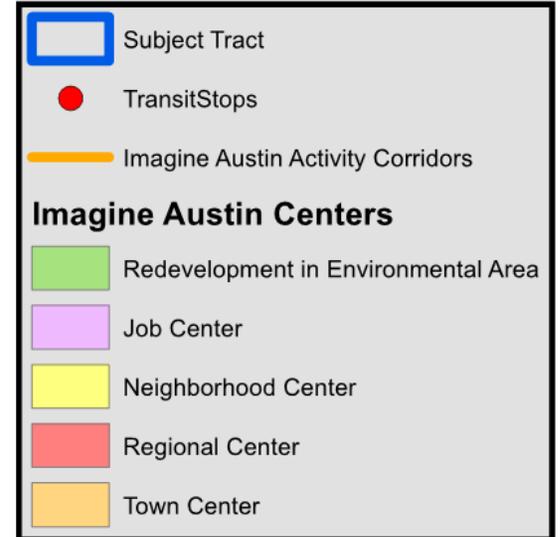
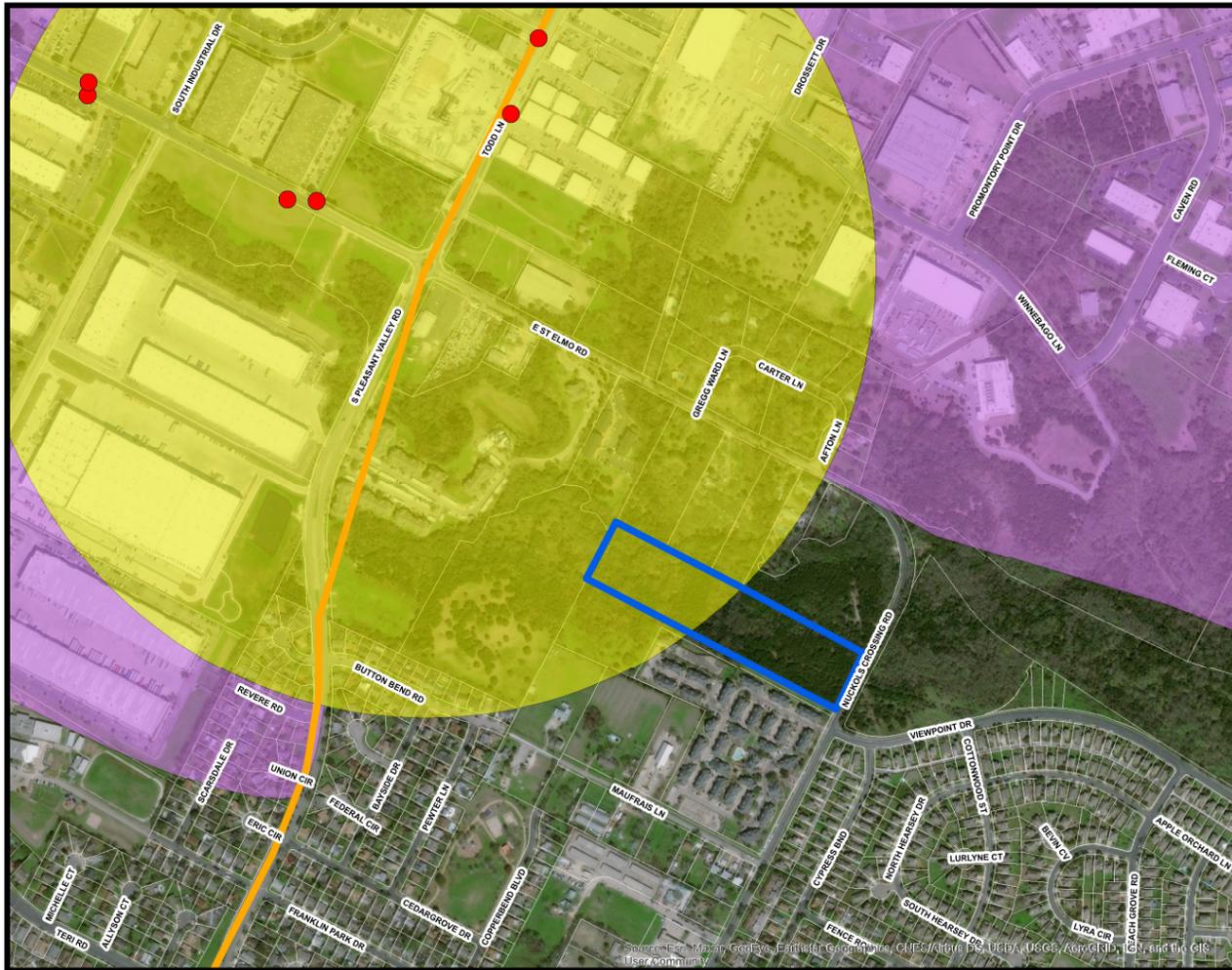
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Imagine Austin Comprehensive Plan



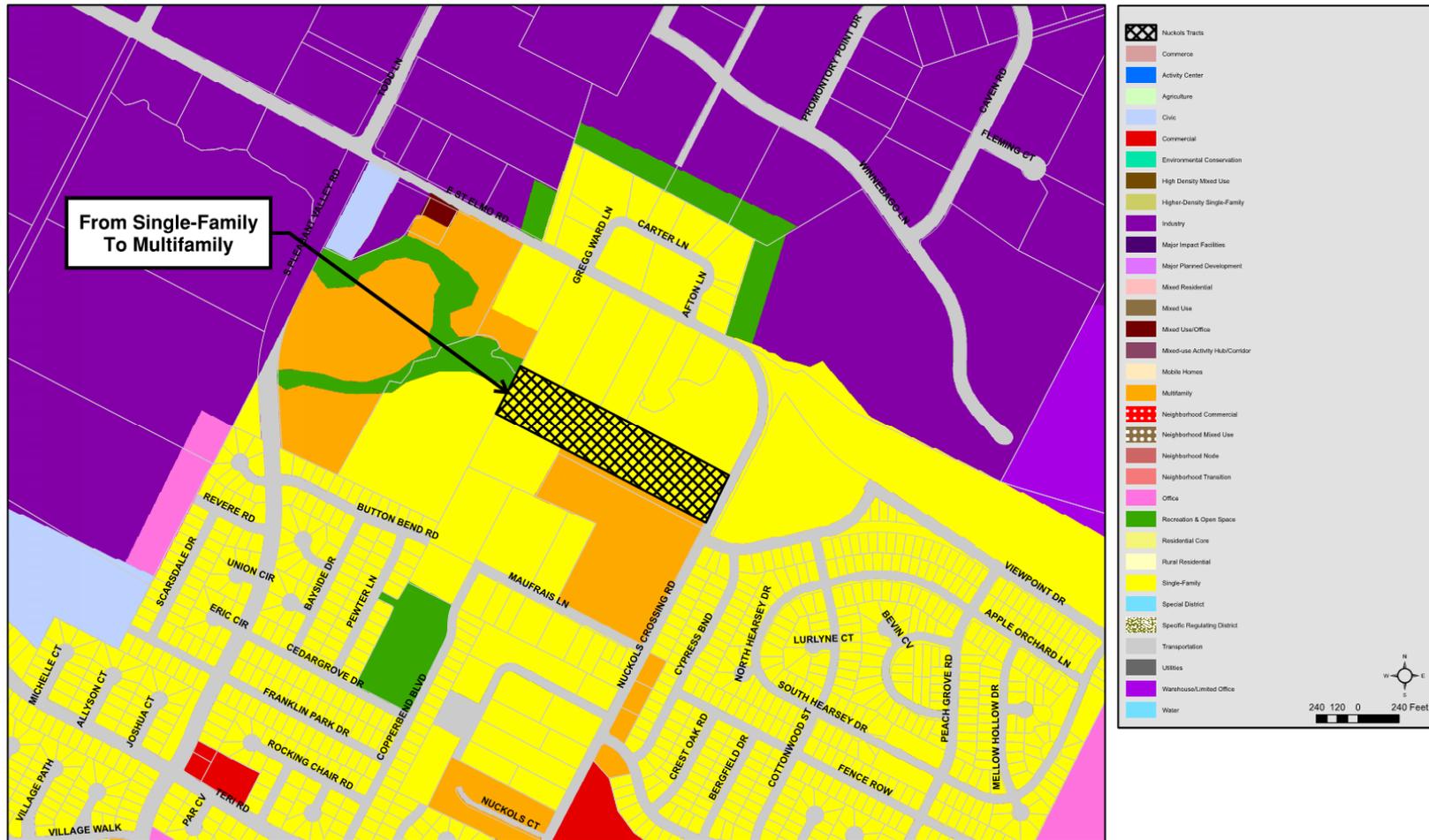
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FLUM Amendment



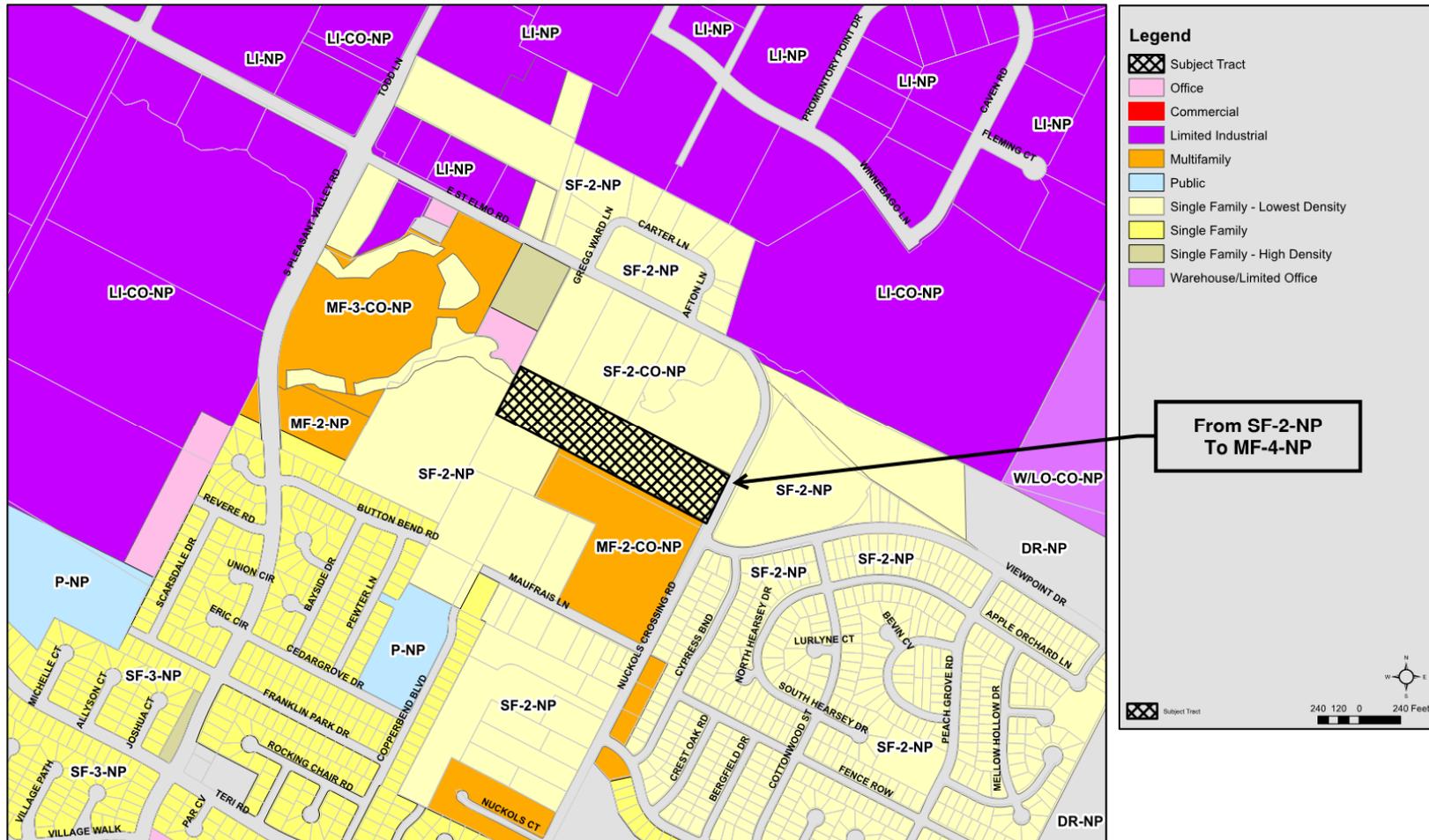
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Rezoning Request



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Affordability

179 units for Seniors only (55 + yrs.)

- City of Austin Rental Housing Development Assistance Program (RDHA)
 - Requires a minimum 40-year affordability period
 - Governed by a restrictive covenant

- Texas Dept. of Housing & Community Affairs
 - Restricts land use for a minimum of 30 years

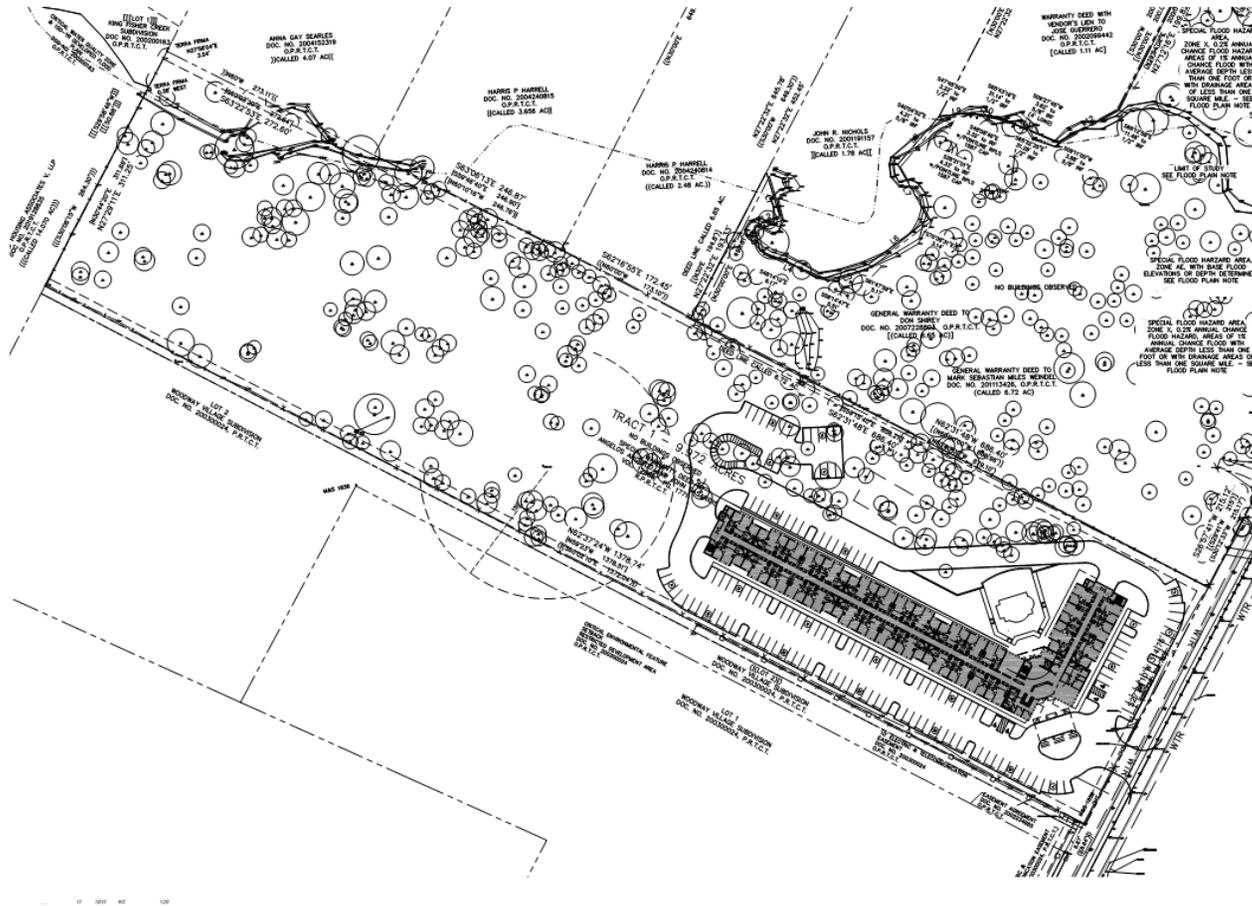
- Allocation of \$22 million in bond funding

- S.M.A.R.T. Certified

Unit Mix & Affordability Levels

Type	# of Units	% AMI	Net Rent	Income
1/1	7	30%	\$470	\$20,520
1/1	67	50%	\$836	\$34,200
1/1	35	80%	\$1,386	\$54,720
2/2	3	30%	\$558	\$23,430
2/2	43	50%	\$997	\$39,050
2/2	24	80%	\$1,657	\$62,480

Proposed Site Plan



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Critical Environmental Features



- Subject Tract
- Springs&Seeps
- Wetland CEF
- Critical Environmental Buffers
- Creeks
- Critical Water Quality Zone

Zoning Request: MF-4

	SF-2	SF-3	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6
Min. Lot Size (sf)	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000
Min. Lot Width:	50	50	50	50	50	50	50	50
Max. DU's/Lot	1	*	*	*	*	*	*	—
Max. Height:	35	35	40	40 or 3 flrs	40	60	60	90
Min. Setbacks:								
Front:	25	25	25	25	25	15	15	15
Street Side:	15	15	15	15	15	15	15	15
Interior Side:	5	5	5	5	5	5	5	5
Rear:	10	10	10	10	10	10	10	10
Max. Bldg Cover:	40%	40%	45%	50%	55%	60%	60%	70%
Max. Imp. Cover:	45%	45%	55%	60%	65%	70%	70%	80%
Max. F.A.R.	N/A	N/A	N/A	—	0.75:1	0.75:1	1:1	—

South-East Elevation



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North Elevation



SOUTH EAST BUILDING PERSPECTIVE

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South-West Elevation

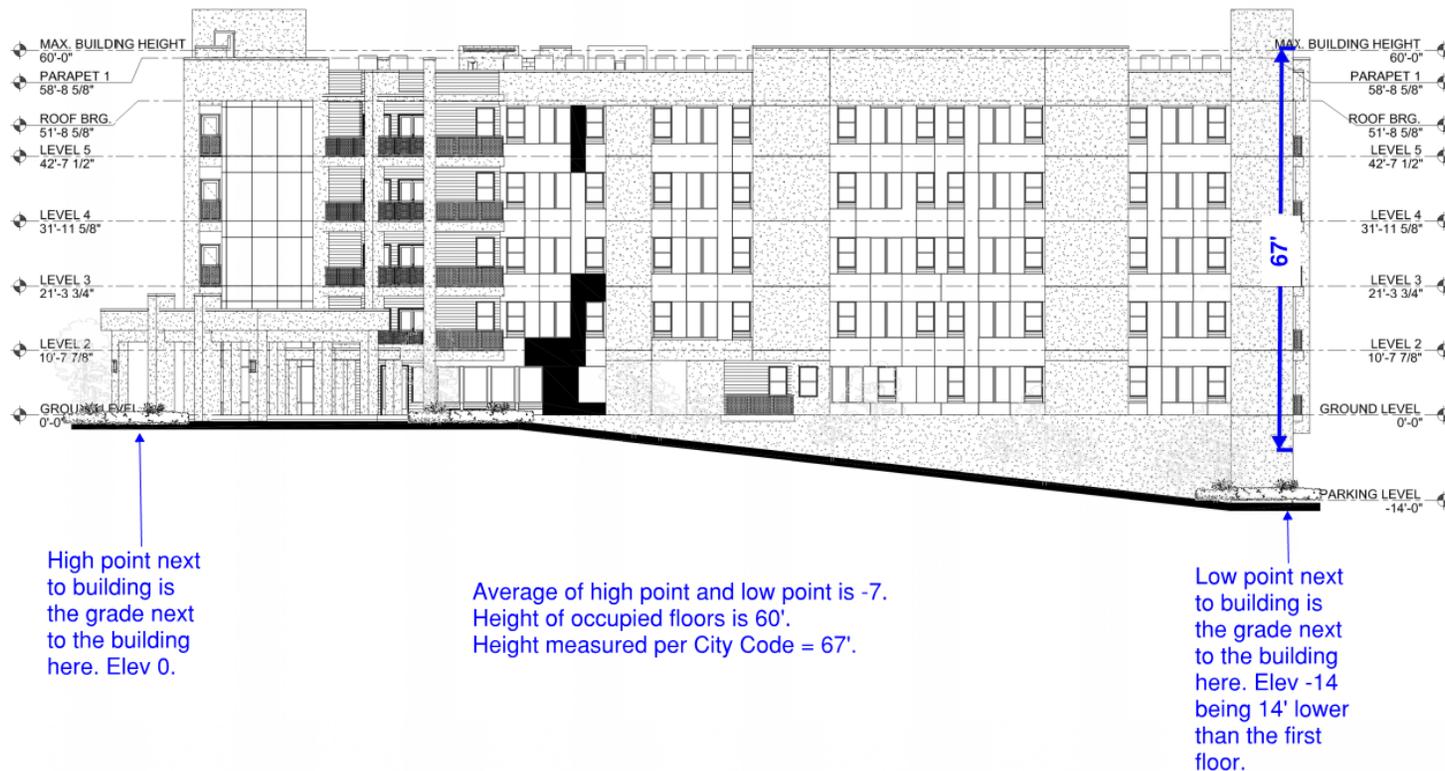


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Building Height Measured

Height is measured by taking the high point of grade next to the building and the low point of grade next to the building, averaging those two and going up to the height of the building.



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Affordability Unlocked

	MF-2	MF-2/AU		MF-3	MF-3/AU		MF-4
MINIMUM LOT SIZE (square feet):	8,000	2,500		8,000	2,500		8,000
MINIMUM LOT WIDTH:	50	25		50	25		50
Dwelling Unit density is per Site Area Rqmts	7			8			9
Efficiency	1600 or 27 du/ac	none		1200 or 36.3 du/ac	none		800 or 54.45 du/ac
1BR	2000 or 21.78 du/ac			1500 or 29.04 du/ac			1000 or 43.56 du/ac
2+BR	2400 or 18.15 du/ac			1800 or 24.2 du/ac			1200 or 36.3 du/ac
		Type 1	Type 2		Type 1	Type 2	
MAXIMUM HEIGHT:	40 or 3 stories	50	60	40	50	60	60
MINIMUM SETBACKS:							
FRONT YARD:	25	12.5		25	12.5		15
STREET SIDE YARD:	15	15		15	15		15
INTERIOR SIDE YARD:	5	5		5	5		5
REAR YARD:	10	5		10	5		10
MAXIMUM BUILDING COVERAGE:	50%	50%	50%	55%	55%	55%	60%
MAXIMUM IMPERVIOUS COVER:	60%	60%	60%	65%	65%	65%	70%
MAXIMUM FLOOR AREA RATIO	—	none	none	.75:1	none	none	.75:1
Site Area Requirements							